

Report to City Council for the City of Ingleside, Texas

Subject: 2730 Houghton- Re-submittal for determination of Sub Standard Structure in violation Sec. 18-299 Ingleside City Code

Submitted By: Carey Dietrich, Code Enforcement Officer
John Davis, Building Official

Date Submitted To City Manager: February 18, 2015

For The Agenda of: February 24, 2015

Attachments: Photos, Expired Permits, Inspection report, copies of liens

Summary Statement: This property was presented to City Council, originally, on May 27, 2014 and again on August 26, 2014. After the building permit was issued in August of 2014 the roof was replaced, sheetrock and paneling removed from the interior, and rotted siding removed, although no inspections were scheduled by the contractor or homeowner. All work ceased and the permit has expired. No electrical permit was ever pulled. Recently, Mr. Whitley was found to be residing in the unsafe structure with no utilities, using an extension cord and water hose from the neighbor. Mr. Whitley was instructed to vacate the property until such time it is brought up to code and utilities are restored. Also, the WPI1 submitted for the roof replacement was not recorded on the State Windstorm website.

The property is not being maintained. A work order was issued on two (2) occasions to mow and clean the property; invoices were mailed but no response from the property owner or his agents. Liens were filed.

Taxes are not current on the property. Delinquent taxes in the amount of \$3,322.55 with the current year owed being \$1,319.08 for a total amount due of \$4,641.63.

Recommended Action: In the event the property owner makes an appearance at the Council meeting and presents a viable scope of work to repair the structure to meet current codes, Staff would recommend approval. If not, Staff will recommend demolition.

City Council Minutes

Excerpt from 8/26/14:

11. Consideration and action to make a determination if the following structure meets the minimum standards of adopted codes or shall be demolished and removed from the property – Mr. Brian Whitley of 2730 Houghton. (Tabled from 5/27/14)

Building Official John Davis stated that since this item was tabled at the May 27, 2014 Council Meeting Mr. Whitley has contracted and permits have been submitted for a re-roof, interior walls, siding, etc. This permit allows six-months for completion. The City has received the WPI-1 from TWIA indicating they are working with the State to get the proper inspections and insurance. All indications appear to be that this house will be brought into compliance. The only concern at this time is the tall weeds and grass around the residence. The staff has notified Mr. Whitley and if he does not mow by next week, the City will mow the area and place a lien on the property.

Mayor Perkins made a motion to table this agenda item and **re-evaluate again in February 2015** at the end of the six-month construction permit and was seconded by Council Member Tucker. The motion was approved unanimously.

Excerpt from 5/27/14:

- 8/26. Consideration and action to make a determination if the following structure meets the minimum standards of adopted codes or shall be demolished and removed from the property – Mr. Brian Whitley of 2730 Houghton.

Building Official John Davis gave an overview of the delinquent conditions of the structure and explained no taxes have been paid on this property since 2012.

Mr. Brian Whitley stated the house has been vacant for three years but he believes the structure is sound and can be fixed. The leaking roof has been fixed, the doors lock, there is paneling on the inside but no sheetrock. The house is paid off and now that he has a steady job he is just asking for time to fix the place up for him and his children to live there.

Council Member Vaden made a motion to allow Mr. Brian Whitley of 2730 Houghton 12-months to repair his property to meet the minimum standards of adopted codes; and was seconded by Council Member Pierce. The motion was not approved with Council Members Wilson, Vaden, and Pierce voting in favor; and Mayor Perkins and Council Members Tucker, and Kemp voting against the motion.

Mayor Perkins agreed to table the agenda item three months to allow Mr. Wright an opportunity to get his finances in order and prepare a scope of work to show he is committed to complete the work required to bring this dwelling back up to meet the minimum standards of adopted rules. There were no objections and this agenda item will be brought back to Council on **August 26, 2014**.

CITY OF INGLESIDE

2671 San Angelo Ave
P.O. Box 400
Ingleside, TX 78362-0400
361-776-2517 FAX 361-776-1027

BUILDING PERMIT

PERMIT #:	1400404	DATE ISSUED:	8/08/2014
JOB ADDRESS:	2730 HOUGHTON	LOT #:	
PARCEL ID:		BLK #:	
SUBDIVISION:		ZONING:	
ISSUED TO:	YVETTE WHITLEY	CONTRACTOR:	JEROME STEVENS
ADDRESS:	2730 HOUGHTON	ADDRESS:	702 S 8TH ST
CITY, STATE ZIP:	INGLESIDE TX 78362-9801	CITY, STATE ZIP:	ARANSAS PASS TX 78336
PHONE:	361-534-9358	PHONE:	361-332-8176
PROP. USE:		OWNER:	BRIAN WHITLEY
VALUATION:	\$ 9,000.00	SETBACKS:	
SQ FT	0.00	FRONT:	
OCCP TYPE:		LEFT SIDE:	
OCCP LOAD:		RIGHT SIDE:	
CNST TYPE:		REAR:	

FEE CODE	DESCRIPTION	AMOUNT
BLD-VALUE	BUILDING/VALUATION	\$ 65.00
ISSUE	PERMIT FEES	\$ 35.00
TOTAL		\$ 100.00

NOTES:

NOTICE

THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS, OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 6 MONTHS AT ANY TIME AFTER WORK IS STARTED.

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS DOCUMENT AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OR LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISION OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.

(SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT)

(APPROVED BY)

DATE

DATE

SCANNED

Project #
1400404
Next Project #

Description
BUILDING

Property
2730
HOUGHTON

Issued to
WHITLEY, YVETTE

General
Segments
Financial
Property Info
Information
Comments
History
Footprint
Conditions
Description

Project Mailing Address

Attention

Address
2730 HOUGHTON
INGLESIDE, TX 78362-9801

Project Details

Open

Applied Date
8/08/2014

Issued Date
8/08/2014

Expires Date
2/04/2015

Completion Date

General Contractor

Owner

Contractor

Project Type
BLD
BUILDING

Dwelling Type
Private

Square Footage

Units
1

Balance
0.00

Pending Activity
0.00

Securities
0.00



Project # 1400404 Next Project #

Property 2730 HOUGHTON

Description BUILDING

Issued to WHITLEY, YVETTE

General Segments Financial Property Info Information Comments History Footprint Conditions Description

Segments

- ☒ BLD - BUILDING
 - ☐ BUILDING FOUNDATION
 - ☐ BUILDING DECKING
 - ☐ BUILDING SHEATHING
 - ☐ BUILDING FRAMING
 - ☐ BUILDING FINAL

BLD - BUILDING - Not Started

Status Not Started

Issued 8/11/2014

Expiration 2/07/2015

Estimated Value 9000.00

Building Code 434

RES-REMODEL EXCL GARAGES

Type Code

Financial

Fees

100.00

Payments

100.00CR

Balance

0.00

Contractor

STEVENS, JEROME

Print Permit

Print Certificate

Add Segment

Remove Segment

Add Phase

Remove Phase

☐ Edit This Record☐ Clear

View

cdietrich

San Patricio County Tax Office

Wednesday, February 18, 2015

Property Tax Balance

[Begin a New Search](#)[Go to Your Portfolio](#)

A Convenience Fee will be added if you pay by credit card or e-check. The minimum fee is \$2.50 per \$100.

Unless otherwise noted, all data refers to tax information for 2014. All amounts due include penalty, interest, and attorney fees when applicable.

Account Number: 62969**Pending Credit Card or eCheck Payments:**
No Payment Pending**Address:**WHITLEY BRIAN
2730 HOUGHTON
INGLESIDE, TX 78362-0000**Pay by Credit Card****Pay by E-Check****Property Site Address:**

2730 HOUGHTON AVENUE

Gross Value: \$54,427**Legal Description:**LT 5 BLK 19 INGLESIDE-HOUGHTON
0.138 ACRES**Land Value:** \$4,641**Improvement Value:** \$49,786**Current Tax Levy:** \$1,232.78**Capped Value:** \$0**Current Amount Due:** \$1,319.08**Agricultural Value:** \$0**Prior Year Amount Due:** \$3,322.55**Exemptions:** None**Total Amount Due:** \$4,641.63[Exemption and Tax Rate Information](#)**Last Payment Amount for Current Year Taxes:**
Not Received[Taxes Due Detail by Year and Jurisdiction](#)**Last Payer for Current Year Taxes:**
Not Received[Payment Information](#)**Last Payment Date for Current Year Taxes:**
Not Received[Current Tax Statement](#)**Active Lawsuits:** None[Register to Receive Electronic Tax Statements](#)

[Click Here](#) to see your estimated amount due for a different date. You can see this information by year and by both year and jurisdiction.

[Terms of Use](#)SAN PATRICIO COUNTY TAX OFFICE
P.O. BOX 280
SINTON, TEXAS 78387

San Patricio County Tax Office

Wednesday, February 18, 2015

Taxes Due Detail by Year

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Taxes Due as of Wed Feb 18 10:12:25 CST 2015

Account No.: 62969

Active Lawsuits None

* Additional Collection Costs

		by end of February 2015		by end of March 2015		by end of April 2015	
Year	Base Tax Due	Penalty, Interest, and ACC* Due	Total Due	Penalty, Interest, and ACC* Due	Total Due	Penalty, Interest, and ACC* Due	Total Due
2012	\$1,065.15	\$652.65	\$1,717.80	\$665.18	\$1,730.33	\$677.73	\$1,742.88
2013	\$1,091.33	\$513.42	\$1,604.75	\$526.27	\$1,617.60	\$539.12	\$1,630.45
2014	\$1,232.78	\$86.30	\$1,319.08	\$110.95	\$1,343.73	\$135.61	\$1,368.39
Total Amount Due:	\$3,389.26	\$1,252.37	\$4,641.63	\$1,302.40	\$4,691.66	\$1,352.46	\$4,741.72

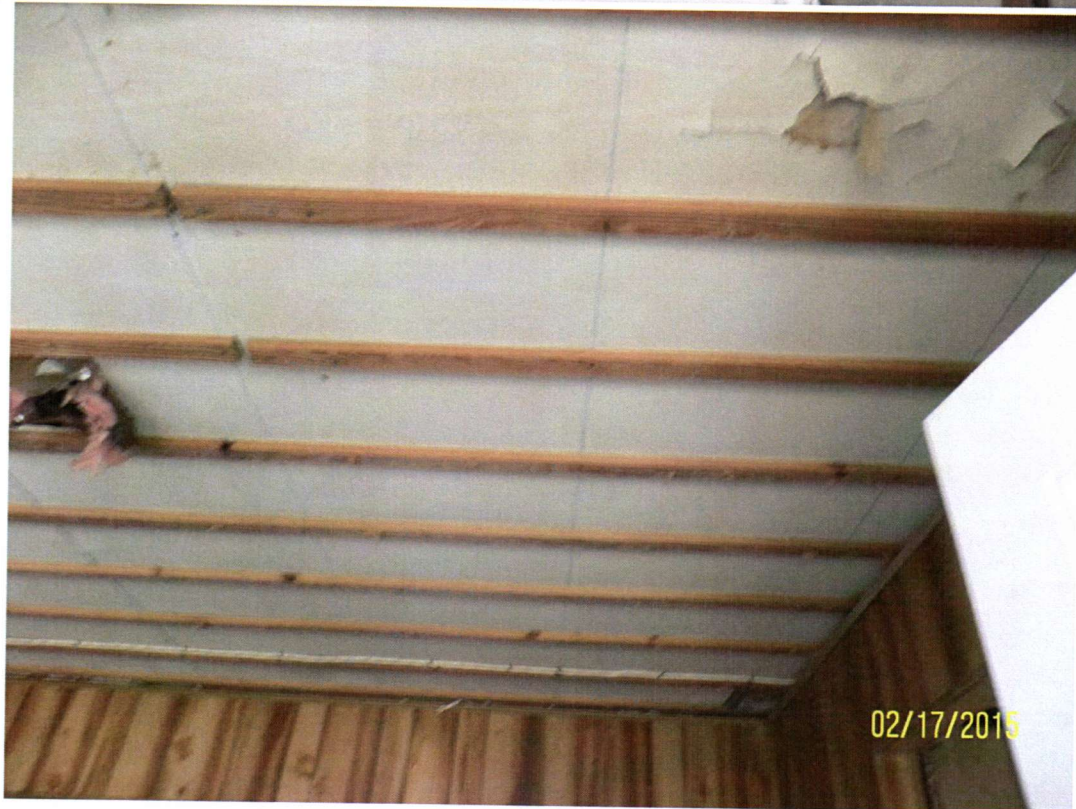
[Terms of Use](#)

SAN PATRICIO COUNTY TAX OFFICE
P.O. BOX 280
SINTON, TEXAS 78387
(361) 364-9373

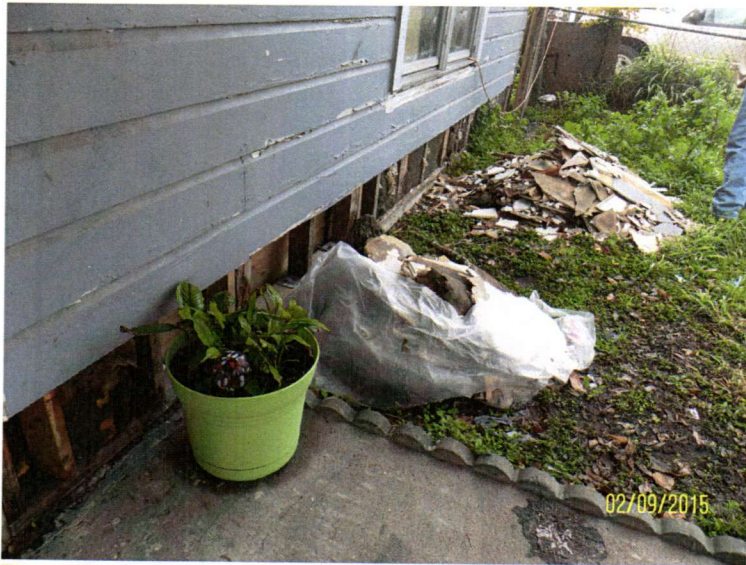
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NOTICE OF LIEN
CHAPTER 342 HEALTH AND SAFETY CODE V.T.C.A.

THE STATE OF TEXAS)

COUNTY OF SAN PATRICIO)

KNOW ALL MEN BY THESE PRESENTS:

I, Jim Gray, City Manager of the City of Ingleside, Texas, pursuant to the authority granted me under the provisions of Chapter 7, Section 2, Subsection C., of the code of Ordinances, City of Ingleside, Texas file this statement of expenses incurred by the authority granted in Chapter 342. LOCAL REGULATION OF SANITATION, of the Health and Safety Code of the State of Texas for work that was done on the hereinafter described property.

DATE OF COMPLETION OF WORK: November 17, 2014

TOTAL AMOUNT OF CLAIM: \$ 200.00

NAME OF RECORD OWNER: Brian Whitley

DESCRIPTION OF PROPERTY: Lot 5, Block 19,
 Houghton Subdivision

By the filing of this Notice of Lien, the City of Ingleside, Texas asserts a privileged lien on the above described real property upon which work was done to secure the amount shown above as due, which said lien shall be second only to tax liens and liens for street improvements; said amount shown due, shall bear interest at the rate of ten (10%) per cent per annum from and after the date this Notice of Lien is filed of record.

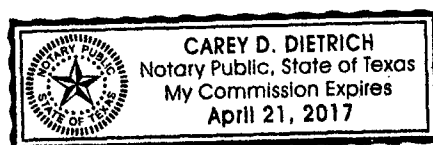
EXECUTED this the 9th day of February, 2015.

CITY OF INGLESIDE, TEXAS

BY: Jim Gray
Jim Gray, City Manager

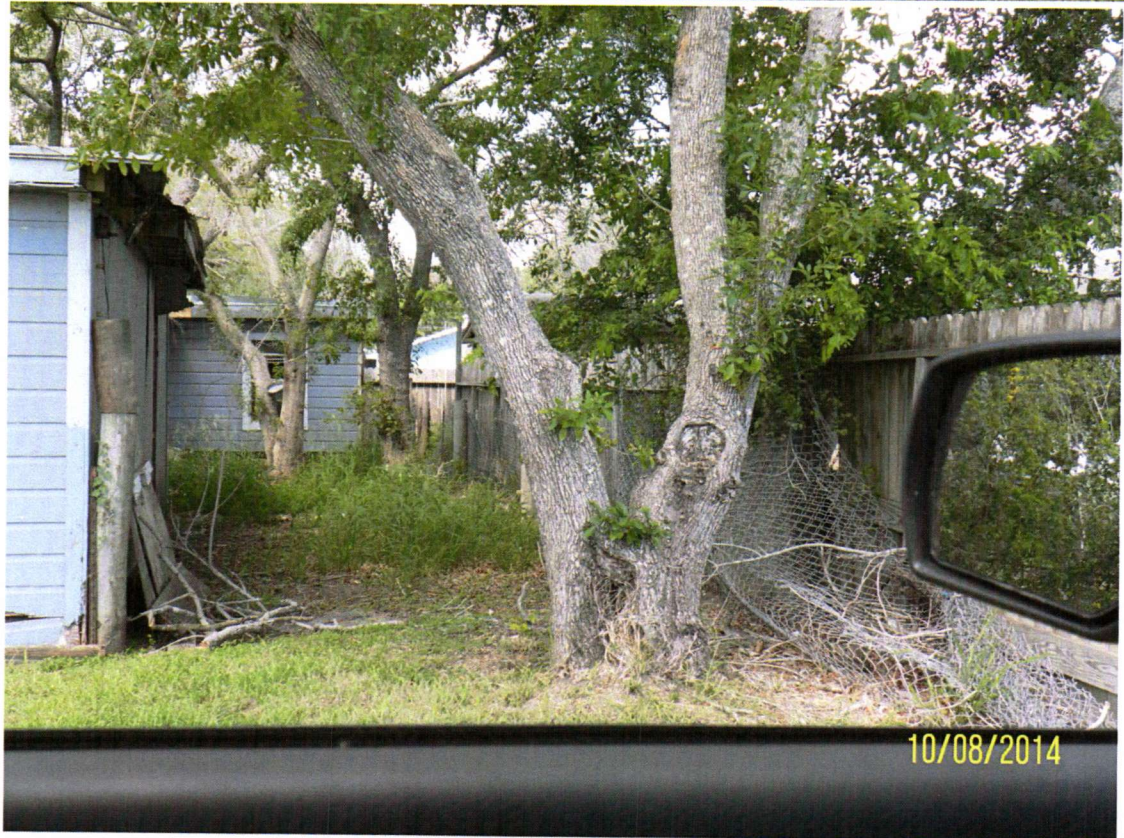
STATE OF TEXAS
COUNTY OF SAN PATRICIO

This instrument was acknowledged before me on this the 9th day of February, 2015, by Jim Gray, City Manager of the City of Ingleside, Texas, a Municipal Corporation.



Carey D. Dietrich
Notary Public in and For the State of Texas







NOTICE OF LIEN
CHAPTER 342 HEALTH AND SAFETY CODE V.T.C.A.

THE STATE OF TEXAS)

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF SAN PATRICIO)

I, Jim Gray, City Manager of the City of Ingleside, Texas, pursuant to the authority granted me under the provisions of Chapter 7, Section 2, Subsection C., of the code of Ordinances, City of Ingleside, Texas file this statement of expenses incurred by the authority granted in Chapter 342. LOCAL REGULATION OF SANITATION, of the Health and Safety Code of the State of Texas for work that was done on the hereinafter described property.

DATE OF COMPLETION OF WORK: September 3, 2014

TOTAL AMOUNT OF CLAIM: \$ 494.63

NAME OF RECORD OWNER: Brian Whitley

DESCRIPTION OF PROPERTY: Lot 5, Block 19, Houghton Subdivision

By the filing of this Notice of Lien, the City of Ingleside, Texas asserts a privileged lien on the above described real property upon which work was done to secure the amount shown above as due, which said lien shall be second only to tax liens and liens for street improvements; said amount shown due, shall bear interest at the rate of ten (10%) per cent per annum from and after the date this Notice of Lien is filed of record.

EXECUTED this the 29th day of October, 2014.

CITY OF INGLESIDE, TEXAS

BY: Jim Gray
Jim Gray, City Manager

STATE OF TEXAS
COUNTY OF SAN PATRICIO

This instrument was acknowledged before me on this the 29th day of October, 2014, by Jim Gray, City Manager of the City of Ingleside, Texas, a Municipal Corporation.

Carey D. Dietrich
Notary Public in and For the State of Texas

